



153 North 100 East  
Lehi, UT 84043  
(801) 768-7100

Minutes of the **Regular Session** of the **City Council** held Tuesday, **April 28, 2015**, at 7:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

**Members Present:** Paul Hancock, Council Member  
Mark Johnson, Mayor Pro Tempore/Council Member  
Johnny Revill, Council Member  
Mike Southwick, Council Member

**Excused:** Bert Wilson, Mayor  
Chris Condie, Council Member

**Others Present:** Jason Walker, Interim City Administrator; Robert Ranc, Interim Assistant City Administrator; Ryan Wood, City Attorney; Kim Struthers, Planning Director; Lorin Powell, City Engineer; Todd Munger, Public Works Director; Christie Hutchings, Planner; Gary Thomas, Pressurized Irrigation Manager; Cameron Boyle, Management Analyst; Marilyn Banasky, City Recorder; and approximately 36 citizens.

**1. Welcome, Roll Call, Pledge of Allegiance**

Mayor Pro Tempore Johnson welcomed everyone and noted that all Council members were present except Councilor Condie and Mayor Wilson who are excused. Seth Smithers led the Pledge of Allegiance.

**2. Citizen Input (for public comments on items not listed on the agenda)**

None

**3. Consent Agenda**

a. Approval of meeting minutes from:  
April 14, 2015 Pre Council meeting  
April 14, 2015 City Council meeting

b. Approval of Purchase Orders.

**Motion:** Councilor Revill moved to approve the consent agenda. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Revill, Yes; Councilor Hancock, Yes; Councilor Southwick, Yes; and Councilor Johnson, Yes. The motion passed unanimously.

**4. Amendment to the 2014 Annual Action Plan for the Community Development Block Grant Program.**

Christie Hutchings discussed the amendment. She reported that the original plan that was put together by the consultant provided a 20% administration fee. This amendment changes that

20% to 5%, which will allow more money to be used for projects but still allow funds for travel and training.

a. Public Hearing

Mayor Pro Tempore Johnson opened the public hearing.

There were no comments from the public

Mayor Pro Tempore Johnson closed the public hearing.

b. Consideration of Resolution #2015-25 amending the 2014 Annual Action Plan for the Community Development Block Grant Program.

**Motion:** Councilor Southwick moved to approve Resolution #2015-25 amending the 2014 Annual Action Plan for the Community Development Block Grant Program. Councilor Hancock seconded the motion.

**Roll Call Vote:** Councilor Hancock, Yes; Councilor Southwick, Yes; Councilor Johnson, Yes; and Councilor Revill, Yes. The motion passed unanimously.

**5. Jensen Properties Addition Annexation, 5.43 acres of property located at approximately 2300 North Dry Creek Way to RA-1 and TH-5 zones.**

Layne Jensen, petitioner was present.

a. Public Hearing

Mayor Pro Tempore Johnson opened the public hearing.

Cindy Carter McDonald stated that she is representing her Father's estate. She and her four siblings are concerned about this issue. She stated that the 90 acres her Dad had has been in their family for generations and she won't allow them to come in and put roads in on their property. Her Dad's property is first priority and he can't come in and tell them what to do.

Mayor Pro Tempore Johnson explained that this item is just for the annexation and the concept plan is the next agenda item.

Sandy McDade stated that she is also part of the Carter estate. She stated that the map is inaccurate. Kim Struthers displayed the annexation map, aerial of the property, and zoning maps.

Jay Carter stated that to the north of this property where it goes into the Hadfield's Lane, there is a place to dump water into the creek. He understands that Lehi City now has this property. Lorin Powell replied that if this goes through, it could be part of the City property. Mr. Carter stated that if 600 East goes through to the new school it will probably cross some of this property.

Ben Anderson wonders why the City wants this property. Mayor Pro Tempore Johnson stated that the property owner has asked to come into the City through the Annexation process as they want to develop that land.

Layne Jensen stated that they feel fortunate to have this property and wants to keep it as close to what it is now.

Mayor Pro Tempore Johnson closed the public hearing.

**b. Consideration of Ordinance #28-2015, Jensen Properties Addition Annexation, 5.43 acres of property located at approximately 2300 North Dry Creek Way to RA-1 and TH-5 zones.**

**Motion:** Councilor Revill moved to approve Ordinance #28-2015, Jensen Properties Addition Annexation, 5.43 acres of property located at approximately 2300 North Dry Creek Way to RA-1 and TH-5 zones. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Southwick, Yes; Councilor Johnson, Yes; Councilor Revill, Yes; and Councilor Hancock, Yes. The motion passed unanimously.

**c. Consideration of Resolution #2015-29 approving the Jensen Addition Annexation Agreement.**

**Motion:** Councilor Southwick moved to approve Resolution #2015-29 approving the Jensen Addition Annexation Agreement; subject to the completion of the Development Review Committee comments and Planning Commission recommendation.

Kim Struthers asked that the motion clarify that the Annexation Agreement is the draft one that he distributed tonight.

**Amended Motion:** Councilor Southwick amended his motion to include that the Annexation Agreement contain the revisions received tonight. Councilor Hancock seconded the motion.

**Roll Call Vote:** Councilor Johnson, Yes; Councilor Revill, Yes; Councilor Hancock, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

**6. Consideration of Concept Plan approval for Forest Creek Lane, a 5.43 acre residential development located at 2250 North Dry Creek Way in proposed RA-1 and TH-5 zones.** Mayor Pro Tempore Johnson inquired if there were any comments from the public on this item.

Sandy McDade inquired as to what is Forest Creek Lane. Mayor Pro Tempore Johnson replied that is the name of the development and concept plan for that same piece of property that was just annexed into the City. Ms. McDade stated that there are things that aren't clear. Councilor Revill stated that the proposed concept is for three residential lots with a fourth

undevelopable lot that will be used for open space. Ms. McDade inquired if they are going to change the flow of the creek. Mayor Pro Tempore Johnson replied that if they wanted to do that they would need to get a stream alteration permit through the state.

**Motion:** Councilor Revill moved to grant Concept Plan approval for Forest Creek Lane, a 5.43 acre residential development located at 2250 North Dry Creek Way in proposed RA-1 and TH-5 zones; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

**Roll Call Vote:** Councilor Revill, Yes; Councilor Hancock, Yes; Councilor Southwick, Yes; and Councilor Johnson, Yes. The motion passed unanimously.

**7. Consideration of Resolution #2015-27 adopting the 2015 Parks Master Plan.**

Mark Vlasic from Landmark Design stated that they have been working on this plan for seven months. He gave an overview of the findings and needs of the City. He stated that Lehi City currently needs 51 additional park acres and an additional 79 park acres in 10 years to meet projected needs. He stated that Lehi is missing facilities such as ballfields, but has an overabundance of playgrounds.

**Motion:** Councilor Hancock moved to approve Resolution #2015-27 adopting the 2015 Parks Master Plan. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Hancock, Yes; Councilor Southwick, Yes; Councilor Johnson, Yes; and Councilor Revill, Yes. The motion passed unanimously.

**8. Consideration of Ordinance #27-2015 amending Chapter 13.28 (Secondary Water System Conservation) to the Lehi City Code.**

Mayor Pro Tempore Johnson reported that this is making some revisions to the irrigation plan due to the water situation this year. He explained that the City will be following the odd/even address number watering standard of last year. Robert Ranc reported that the residents will only be allowed to water twice a week this year and because they are starting in the Phase III or red phase. He explained that Lehi City has adopted three phases, Green, Yellow and Red. Green means the City is above 75% of the allotted water capacity, Yellow is between 51% and 75%, and red is less than 50%. He reported that this will begin on May 11, 2015, and a direct mailer will be sent to each home in Lehi as well as being promoted through the City's website, social media, and electronic signs.

**Motion:** Councilor Southwick moved to approve Ordinance #27-2015 amending Chapter 13.28 (Secondary Water System Conservation) to the Lehi City Code. Councilor Hancock seconded the motion.

**Roll Call Vote:** Councilor Southwick, Yes; Councilor Johnson, Yes; Councilor Revill, Yes; and Councilor Hancock, Yes. The motion passed unanimously.

**9. Consideration of Resolution #2015-28 approving a Sanitary Sewer Management Plan.**

Todd Munger reported that this Plan is mandated by the State and the adoption of the Wastewater Self-Assessment Report in item #10 is in support of that Plan.

**Motion:** Councilor Hancock moved to approve Resolution #2015-28 approving a Sanitary Sewer Management Plan. Councilor Revill seconded the motion.

**Roll Call Vote:** Councilor Johnson, Yes; Councilor Revill, Yes; Councilor Hancock, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

**10. Consideration of Resolution #2015-26 approving the 2014 Municipal Wastewater Planning Program Self-Assessment Report.**

**Motion:** Councilor Revill moved to approve Resolution #2015-26 approving the 2014 Municipal Wastewater Planning Program Self-Assessment Report. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Revill, Yes; Councilor Hancock, Yes; Councilor Southwick, Yes; and Councilor Johnson, Yes. The motion passed unanimously.

**11. Consideration of a Water Dedication Agreement between Lehi City and Plum and Gardner.**

Ryan Wood stated that this is an agreement allowing Lehi City to accept Utah Lake Water rights if the developer acquires those water rights. He reported that this is a change from the 2008 Annexation Agreement.

**Motion:** Councilor Southwick moved to approve a Water Dedication Agreement between Lehi City and Plum and Gardner. Councilor Hancock seconded the motion.

**Roll Call Vote:** Councilor Hancock, Yes; Councilor Southwick, Yes; Councilor Johnson, Yes; and Councilor Revill, Yes. The motion passed unanimously.

**12. Adjournment**

With no further business to come before the City Council at this time, Councilor Revill moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:42 p.m.

Approved: May 12, 2015

Attest:

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Bert Wilson, Mayor

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Marilyn Banasky, City Recorder